



Introduction of Available Funds – Georgia TCAP Program Funds Stakeholder Input and Comment Period

The Georgia Department of Community Affairs (DCA) promotes and implements community and economic development, local government assistance, and safe and affordable housing programs. Using state and federal resources, DCA helps communities spur private job creation, implement planning, develop downtowns, generate affordable housing solutions, and promote volunteerism. DCA also helps qualified low- and moderate- income Georgians buy affordable homes, rent affordable housing, and prevent foreclosure and homelessness.

As the State of Georgia's housing finance agency, the Georgia Housing and Finance Authority—with DCA as the fund administrator—received Tax Credit Assistance Program (TCAP) funding from the U.S. Department of Housing and Urban Development for capital investment in Low Income Housing Tax Credit (LIHTC) properties in the original amount of \$56.48 million as part of the 2009 American Recovery and Reinvestment Act (ARRA). In Georgia and nationally, TCAP funding has since spurred an increase in the quality and longevity of housing stock, produced tens of thousands of affordable housing units, unlocked private lending, and not only preserved jobs but expanded the number of jobs in local communities.

DCA currently has approximately \$29 million of TCAP program income available to operate and develop affordable housing in the State of Georgia and is seeking input on the use of these fundsⁱ. All proposed uses of TCAP funding must be in keeping with DCA's guiding priorities. Additionally, the funds must ensure housing affordability for a minimum period of 15 years for households at or below 80 percent of area median income (AMI). DCA's additional preferences (listed below the guiding priorities) should also be considered in proposed uses of TCAP funds. These additional preferences, which DCA views as non-mandatory evaluative goals, should not be confused with DCA's guiding priorities, which DCA views as essential aspirations of a successful TCAP program.

DCA Guiding Priorities for Use of TCAP Funds

Furthering DCA's Strategic Priorities – Any program administered by DCA should enhance the agency's ability to further the following outlined strategic priorities, including, but not limited to:

Increasing housing program assistance provided to those who are unable to meet their housing needs. Special attention is paid to populations that are considered the most difficult to serve, primarily efforts focused on:

- Including housing solutions for Georgia residents under the Governor's Reentry Initiative;
- Ensuring persons with disabilities have the right to live in the least restrictive, most integrated settings (Olmstead v. L.C.); and
- Supporting stable housing outcomes for Georgia's homeless population.

Prioritizing Sustainable Homeownership as a staple of strong communities. DCA will continue to support programs and services that promote smart, responsible, and stable homeownership for Georgia residents.

Ensuring Georgia maintains a sufficient inventory of quality affordable single-family housing and multi-family rental housing by promoting both the creation of new affordable housing developments and the preservation of existing affordable units.

Preserving Georgia's resources. DCA's programs are designed to create financially and physically sustainable affordable properties. Preservation advances DCA's stewardship of historic buildings and locations while maintaining cultural and community diversity.

Nurturing a network of concerned and interested parties in the state's housing delivery system who are committed to building a better Georgia. DCA will foster these relationships to ensure that DCA is a strong advocate for its partners, and that DCA's work reflects the needs of the State.

Providing access to stable housing for Extremely Low-Income (30% AMI) Georgia residents. In addition, to promote opportunity and upward mobility, DCA will target and promote stable housing where possible for working citizens who are most at need.

Maximizing the Community and Social Impact of the Funds – Proposed use of the TCAP funds should address housing, economic, and social needs of the community while helping to create a climate of success for Georgia's families and businesses.

Meeting the Greatest Need of Georgia's Population and Serving those Least Likely to Apply for Affordable Housing Programs

Pursuing Unique, Innovative Uses of TCAP funds that Address Housing Needs Outside the Scope of Existing DCA Housing Programs – Proposed uses of funds should be unique and innovative. We are seeking to address needs that are not currently addressed in housing programs administered by DCA. Innovative and unique proposals should attract both industry participants and external stakeholders.

Ensuring the Sustainability of the TCAP Fund – Proposed uses of TCAP funds should include protections for the principal value of the funds, as these funds are finite and DCA intends to ensure the funds are available for future iterations of use. To this end, proposed uses should include options that allow the fund to earn interest and where possible, risk should be minimal. DCA will review the risk-to-impact ratio of all proposed uses of the TCAP funds.

Encouraging Quick Repayments to Support a Third Cycle for the Use of the TCAP funds – Proposed programs and projects for the use of TCAP funds should include quick repayments.

Recouped funds will be used to support a future round of TCAP funded uses, which provides an increased level of flexibility in the use of program funds.

Promoting Efficient Administration by Utilizing DCA's Current Administrative Capabilities and Staff Capacity – Proposed uses of TCAP funds will be reviewed in consideration of DCA's current administrative capabilities and staff capacity.

DCA's Additional Preferences for Use of TCAP Funds

Holistic, Place-based Community Developments – Proposed uses of funds that integrate physically and socially with the neighborhood that promote the use of community amenities (schools, public space, grocery stores, public transit) to increase residents' access to healthy living opportunities.

Uses of Funds that Promote Self-Sustaining Programs and Projects that will continue beyond TCAP funding

Uses of Funds that Promote Pioneering Programs and Projects that Likely Would Not Materialize Outside of DCA's Initial Funding – Recognizing that unique and innovative programs and projects are often difficult to finance, proposed use of the TCAP funds should, where possible, include ideas to achieve DCA's priorities that would not otherwise materialize without the use of these funds.

Consideration for Geographic Dispersion of Impact – As DCA represents the entire State of Georgia, uses of TCAP funds will positively impact communities throughout the state, rather than in one geographic region.

Maximizing Collaborative Partnerships and Leveraging of TCAP Funds – Proposed uses of TCAP funds would include plans to partner with multiple public and private organizations in order to leverage knowledge and financial resources.

Encourages Parallel Efforts with Economic Development – In support of the economic development efforts of communities and the State, proposed uses of TCAP funds would provide housing to regions experiencing job growth and that currently have a lack of housing supply for working-class families.

DCA will offer a 30-day comment period on the priorities, preferences, and considerations for uses of TCAP program income from 02/19/2015 – 03/23/2015. Please submit comments through gatcap@dca.ga.gov. A Community Round Table will be held on 03/05/2015 at 2:00pm at the Georgia Department of Community Affairs (60 Executive Park South, NE, Atlanta, GA 30329). More information will be provided regarding registration. At the conclusion of the comment period, DCA will release a final version of DCA's guiding priorities, evaluative criteria, and instructions for submitting proposals for the

use of TCAP program income. DCA will then evaluate and prioritize potential uses for implementing this second round of TCAP investments.

Should you have any questions regarding this announcement and/or the public comment process, please contact Philip Gilman at philip.gilman@dca.ga.gov. Questions & Answers will be posted on DCA's website on the TCAP Program page.

ⁱ These may include other sources of DCA funds that possess similar flexibility to TCAP program income